

**01843 80 80 88**

**0.75% +VAT for selling**

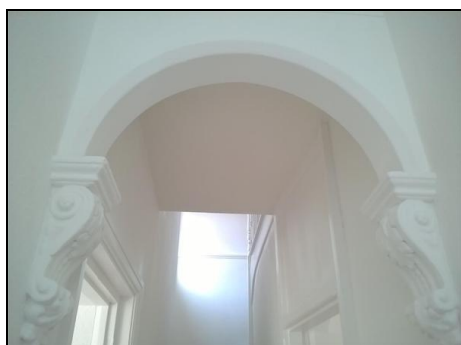
**£199 +VAT for letting**

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



**Broad Street, Central Ramsgate**

**£ 159,995**



- **Period property in central location**
- **Set over three storeys**
- **Period features including sash windows**
- **Close to town centre, mariner, cliff top walks**
- **Three bedrooms**
- **Two reception rooms**
- **Gas fired central heating**
- **NO FORWARD CHAIN**

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## PERIOD PROPERTY IN CENTRAL LOCATION AND JUST FIVE MINUTES WALK FROM RAMSGATE MARINER. NO FORWARD CHAIN!

This period home in Central Ramsgate is the perfect property for someone looking for a blank canvass. Having been recently decorated in plain white throughout and with stripped floor boards this is a great opportunity to make a wonderful home in the centre of town. Set over three storeys the property offers good sized accommodation with two interlinked receptions rooms, galley style kitchen on the ground floor. A split landing leading to the first floor gives access to bedroom two and large bathroom and on the second floor there are two further good sized bedrooms. Other benefits include a private courtyard and period features throughout including sash windows.

Broad Street is situated in a great, central location, just a short walk from the bustling town centre which offers a variety of shops, cafes and harbour-front bars. Ramsgate offers a high speed rail service to St Pancras so the property is ideally located for commuters to London. The historical town of Broadstairs is in one direction and the famous Saxon Shore Way towards Pegwell in the other. Some of the local private and state schools have a superb reputation and there are some lovely parks and beaches to visit as well the all the shopping and entertainment facilities at Westwood Cross. To book a viewing contact xpertagents on 01843 808088

### Entrance

Multi paned hardwood front door leading to;

### Entrance Hall

Feature period arch, high skirting boards, coved ceiling, radiator, stair case leading to first floor, door leading to principle rooms.

### Reception one 3.05m (10'0") x 2.74m (9'0")

Side aspect with feature large sash window giving plenty of light. Radiator, under stairs storage cupboard, recessed cupboard to one wall, open aspect to reception two.

### Reception two 3.05m (10'0") x 2.74m (9'0")

Accessed via hallway and reception one, large feature sash window to side, feature chimney breast and fire place with wooden surround and mantle, recessed cupboard and shelving, radiator.

### Kitchen 4.47m (14'8") x 1.42m (4'8")

Galley style with fitted wall and base units along one wall, single drainer sink unit with mixer tap, work surfaces over, part tiled walls, recess for gas cooker and recess and plumbing for washing machine, dual aspect windows, vinyl floor, radiator, half glazed hardwood door leading to courtyard.

### Half landing

Window to side, dado rail, stair case to second floor and doors leading to;

### Bedroom two 3.96m (13'0") x 3.23m (10'7")

Large sash window to side, radiator, dado rail, built in cupboard to recess.

### Bathroom 2.74m (9'0") x 2.34m (7'8")

Large sash window to side with frosted glass, cast iron bath, low level W.C, pedestal hand basin, part tiled walls, radiator, half wooden panelled walls, recessed cupboard housing combination boiler.

### Second floor landing

Multi paned sash window to side, doors leading to;

### Bedroom one 4.17m (13'8") x 3.40m (11'2")

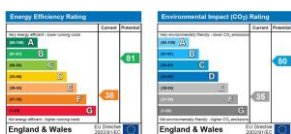
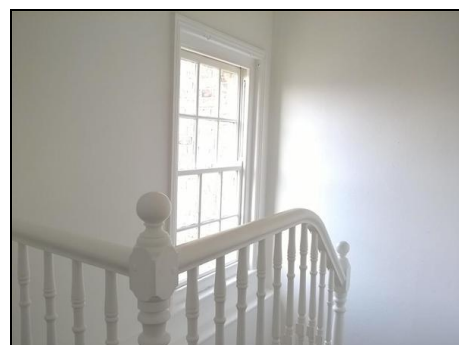
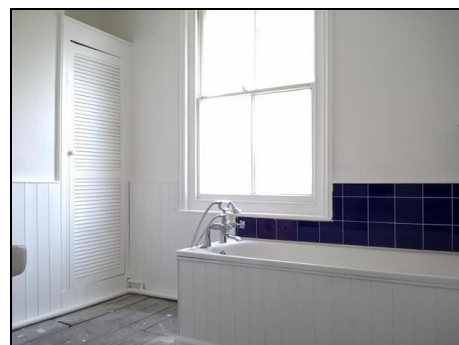
Large sash window to side, built in recessed cupboard, radiator.

### Bedroom three 2.74m (9'0") x 2.64m (8'8")

Large sash window to side, built in recessed cupboard, radiator, dado rail.

### Courtyard

Enclosed courtyard with high perimeter wall giving privacy, door and access from kitchen, gate with access to front.



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